

# C-2 (Community Commercial)

## Fact Sheet

### Purpose

To provide for highway commercial and planned commercial centers which cater to community and regional shoppers, occupy relatively large sites, and require access to major thoroughfares.

### Allowed Uses

- Hospice
- Institutional residential uses
- College/university
- Nonprofit club or lodge
- Museum or library
- Nonprofit service organizations
- Schools, private or special
- Adult care or day care centers
- Indoor recreation
- Medical offices
- Professional offices
- Outdoor recreation
- Boutique hotel (7 to 30 rooms)
- Hotel/motel (more than 30 rooms)
- Personal services
- Restaurants
- Retail sales
- Convenience store without gas pumps
- On site parking
- Helicopter landing area
- Ice vending machine



### Limited Uses

- Minor utilities
- Commercial parking
- Animal care (outdoor)
- Convenience store with gas pumps
- Mobile vending
- Pawnshop
- Title loans/check cashing
- Vehicle rental
- Vehicle sales and leasing, new or used
- Vehicle repair
- Drive through facility
- Home occupations
- Mobile vending
- Outdoor dining
- Outdoor display
- Outdoor storage, limited

### Conditional Uses

- (Must contact the Planning Department for an application)
- Single family detached home
  - Multifamily residential
  - Social service and educational uses
  - Place of worship
  - Firearm training and sports facilities (indoor)
  - Massage and tattoo businesses
  - Microbrewery
  - Sale or rental of machinery
  - Car wash

### Lot Requirements

Minimum Lot Size: 20,000 square feet

Minimum Lot Frontage: 100 feet

Minimum Front Setback: 125 feet from an arterial street  
(measured from street centerline) 90 feet from a collector road  
55 feet from all other streets  
20 feet from a service drive (measured from property line)

Minimum Rear Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)

Minimum Side Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)